179.0	0006	0014.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,100 / 701,100
					USE VALUE:	701,100 / 701,100
					ASSESSED:	701,100 / 701,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	QUINN MICHAEL P & HEATHER A
Owner 2:	
Owner 3:	
Street 1:	24 BROWNING RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MACKNIS HEATHER -
Owner 2:	QUINN MICHAEL -
Street 1:	24 BROWNING RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Aluminum Exterior and 1298 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8190.000	235,100		466,000	701,100
Total Card	0.188	235,100		466,000	701,100
Total Parcel	0.188	235,100		466,000	701,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 540.14 /Parcel: 540.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 121914
GIS Ref:
GIS Ref:
Insp Date: 10/17/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0014.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	235,100	0	8,190.	466,000	701,100		Year end	12/23/2021
2021	101	FV	226,700	0	8,190.	466,000	692,700		Year End Roll	12/10/2020
2020	101	FV	226,700	0	8,190.	466,000	692,700	692,700	Year End Roll	12/18/2019
2019	101	FV	189,700	0	8,190.	466,000	655,700	655,700	Year End Roll	1/3/2019
2018	101	FV	189,700	0	8,190.	392,800	582,500	582,500	Year End Roll	12/20/2017
2017	101	FV	189,700	0	8,190.	359,500	549,200	549,200	Year End Roll	1/3/2017
2016	101	FV	189,700	0	8,190.	306,200	495,900	495,900	Year End	1/4/2016
2015	101	FV	188,800	0	8,190.	266,300	455,100	455,100	Year End Roll	12/11/2014

!14119!

PRINT

Date	Time
12/30/21	18:22:26

LAST REV

Date	Time
12/21/20	15:39:38
danam	

USER DEFINED

Prior Id # 1:	121914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACKNIS HEATHER	73616-135	1	11/8/2019	Convenience	1	No	No		
OLEARY JUDITH,	57177-214		7/22/2011		429,675	No	No		
OLEARY THOMAS	36844-394		10/28/2002	Family	1	No	No		
MURPHY JAMES J	30917-252		12/1/1999		273,000	No	No		
	10283-346		6/5/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/6/2020	1228	Addition	75,000	C				
3/27/2015	258	Redo Bas	34,100					Finish basement an
12/13/2012	1672	Manual	3,530	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2015	Permit Insp	PC	PHIL C
4/11/2013	Info Fm Prmt	MM	Mary M
7/2/2012	External Ins	BR	B Rossignol
10/22/2011	MLS	EMK	Ellen K
10/17/2008	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		
1/5/2000	Mailer Sent		
1/5/2000	Measured	264	PATRIOT
8/13/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8190		Sq. Ft.	Site		0	70.	0.81	7									465,990						466,000	

Total AC/HA:	0.18802	Total SF/SM:	8190	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	465,990	Spl Credit		Total:	466,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94803816
Adj $ / SQ:	127.985
Other Features:	79000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288862
Depreciation:	53728
Depreciated Total:	235133

COMMENTS

OF= SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

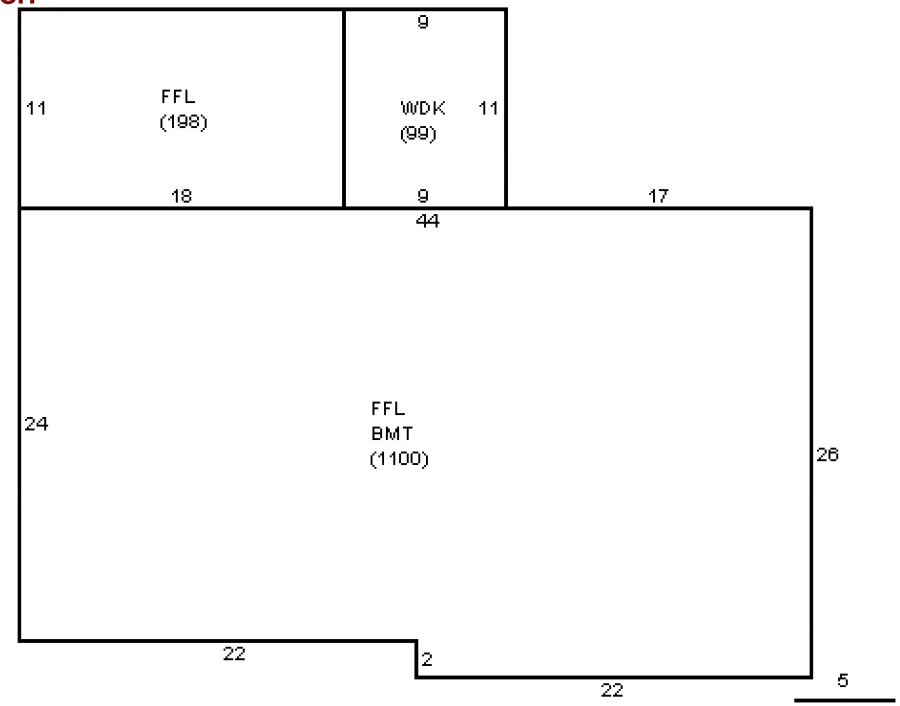
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.99
Special Features:	0	Val/Su Net:	94.15
Final Total:	235100	Val/Su SzAd	181.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,298	127.990	166,125
BMT	Basement	1,100	38.400	42,235
WDK	Deck	99	15.170	1,502

Net Sketched Area:	2,497	Total:	209,862

Size Ad	1298	Gross Area	2497	FinArea	1298

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0014.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc